

**PB# 06-06**

**Goncalves/Norsewood  
(LLC)**

**56-1-30.1,30.2,31.1,31.2**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 9-14-06

Gonzales / Newwood L.L.C.  
Tolman Rd.  
06-06

4/18/06 All Fees paid -

Need Bond Posted as road built  
before signing plans.

Norsewood  
Glenn

Cell 845-800-3347

Home ( ) 436-6423

Project # 06-06

**Myra Mason**

---

**From:** Mark Edsall [mje@mhepc.com]  
**Sent:** Thursday, February 12, 2009 12:13 PM  
**To:** Jennifer Gallagher  
**Cc:** Myra Mason  
**Subject:** Goncalves Sub (06-06) Norsewood Properties

Mike

This email will confirm that a field review was made of the subject site on 9-3-08 by Mike Kelly of our office. The private road was complete. In fact the work performed exceeded minimum standards since an asphalt pavement course was used rather than oil/chip.

It is our opinion that the performance security for the private road can be released.

Mark

*Mark J. Edsall, P.E.*  
*Principal*

*845-800-3347*

*McGoey Hauser & Edsall*  
*Consulting Engineers, P.C.*  
*33 Airport Center Drive - Suite #202*  
*New Windsor, New York 12553*  
*(845) 567-3100*

*\$62,000.00 original - he did some  
of the work so  
the bond became  
\$8,000.00*

*Rec'd 9/14/06*  
*CK204*

2/12/2009



To Town of New Windsor Planning Board  
I Glenn Egenes of Norsewood Properties  
Submitted a Bond (check) and Job has been  
Completed I am asking for The bond to be  
Returned of the amount of \$8,000.00

Thank You

Glenn Egenes  
Norsewood Properties



12-10-08

490 Shawang hodge Rd  
Bloomington, N.Y. 12721

Donaclives Application #06-06

Paid private road bond.

9/13/06 Reduced to 8,000.00 by Mark

Mark Please advise.

CC: M.E.

Myra

P1 <sup>Mr</sup> Bd

P.B. # 06-06 Private Road Bond



E & E CARPENTRY CORP.  
490 SHAWANGA LODGE ROAD 845-800-3347  
BLOOMINGBURG, NY 12721

THE  
BANK OF  
NEW  
YORK  
50-235/219

20447

8-23-06

PAY TO THE  
ORDER OF

Town of New Windsor

\$ 8,000.00

Eight Thousand

DOLLARS

MEMO:

Project # 0606  
Private Rd Completion Bond

⑈020447⑈ ⑆021902352⑆ ⑈6800949678⑈

800-3347

733-4922

Security features. Details on back.



06-06  
Map Number 900-00  
Section 56 Block 1 Lot 30.2 City 1 Town 1 Village 1 New Windsor  
Title: Goncalves & Norsewood Properties

Dated: 4-10-06 Filed 9-29-06  
Approved by Genaro Argenio  
on 9-14-06  
Record Owner Norsewood Properties LTD and Antonio Goncalves

Lot Line Change  
DONNA L. BENSON  
Orange County Clerk

3 Sheets 30  
1 Signature 3  
33.00

RECORDED/FILED ORANGE COUNTY  
BOOK 02006 PAGE 0900  
09/29/2006/ 13:12:57  
FILE NUMBER 20060105877  
RECEIPT#637703 pat



P.B. # 06-06

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/12/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/14/2006	PLANS STAMPED	APPROVED
02/22/2006	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. NEED PRIVATE ROAD BOND ESTIMATE - NEED AGREEMENT - NEED	
	. HIGHWAY APPROVAL - NEED 911	
02/01/2006	WORK SHOP	SUBMIT
12/07/2005	WORK SHOP APPEARANCE	RET TO WS
10/15/2003	WORK SHOP APPEARANCE	RET TO WS
05/07/2003	WORK SHOP APPEARANCE	RET TO WS
02/19/2003	WORK SHOP APPEARANCE	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/12/2006

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/18/2006	EAF SUBMITTED	02/18/2006	WITH APPLIC
ORIG	02/18/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/18/2006	LEAD AGENCY DECLARED	02/22/2006	TOOK LA
ORIG	02/18/2006	DECLARATION (POS/NEG)	02/22/2006	DECL NEG DEC
ORIG	02/18/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/18/2006	PUBLIC HEARING HELD	/ /	
ORIG	02/18/2006	WAIVE PUBLIC HEARING	02/22/2006	WAIVE PH
ORIG	02/18/2006	PRELIMINARY APPROVAL	/ /	
ORIG	02/18/2006		/ /	
ORIG	02/18/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/14/2006


PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**PERFORMANCE BND**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	PRIVATE RD BOND \$62,600.0	CHG	0.00		
09/13/2006	BOND REDUCED PER MARK EDS	CHG	8000.00		
09/14/2006	REDUCED - REC CK#20447	PAID		8000.00	
		TOTAL:	8000.00	8000.00	0.00

  
9/14/06

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/14/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
PERFORMANCE BND

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES

APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	PRIVATE RD BOND \$62,600.0	CHG	0.00		
09/13/2006	BOND REDUCED PER MARK EDS	CHG	8000.00		
09/14/2006	REDUCED - REC CK#20447	PAID		8000.00	
		TOTAL:	8000.00	8000.00	0.00

9/14/06  
3



**ROGER J. FERRIS**  
**ENGINEERING AND LAND SURVEYING, P.C.**  
**16 ROBERT STREET**  
**MIDDLETOWN, N.Y. 10940**

**TELEPHONE (845) 343-2511**  
**FAX (845) 343-0441**

**SUBDIVISIONS**  
**LAND PLANNING**  
**PRESENTATIONS**  
**LAND SURVEYING**

**ROGER J. FERRIS, P.L.S.**  
**JOHN V. NOSEK, P.E.**

[www.rogerferris.com](http://www.rogerferris.com)

August 11, 2006

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12553

Attn: Myra Mason , Planning Board Secretary

Re: Gonclaves & Norsewood Properties  
Tolman Road  
Town of New Windsor, Orange County, N.Y.

Dear Myra,

We are requesting a three month extension to final subdivision approval regarding the above referenced project.

The project was granted conditional final approval on February 22, 2006.

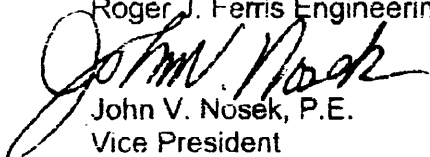
We are requesting this extension as we are almost complete with the construction of the private road.

Please place this matter on the next available Planning Board agenda.

Thank you for your consideration.

Sincerely,

Roger J. Ferris Engineering and Land Surveying, P.C.

  
John V. Nosek, P.E.  
Vice President





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

March 22, 2006

**Roger Ferris Engineering & Land Surveying, P.C.**  
16 Roberts Street  
Middletown, NY 10940

**ATTENTION: JOHN**

**SUBJECT: P.B. 06-06**

Dear Sir:

Please find enclosed a copy of your subdivision plan as reviewed by the E911 Coordinator. As you will note, the address numbers, and if applicable, street name(s) have been added to the plan.

Please add this information to the plan, in accordance with Town of New Windsor requirements, so they appear on the final submittal for signature and approval.

Thank you for your cooperation in this matter and if you have any questions, please contact our office.

Very truly yours,

---

Myra Mason, Secretary  
NEW WINDSOR PLANNING BOARD

MLM

Cc: John McDonald, E911 Coordinator

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/18/2006

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	2% OF 62,600.00	CHG	1252.00		
04/17/2006	REC. CK. #20259	PAID		1252.00	
		TOTAL:	1252.00	1252.00	0.00

  
4/21/06

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/18/2006


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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/20/2006	REC. CK. #20169	PAID		200.00	
02/22/2006	P.B. ATTY. FEE	CHG	35.00		
02/22/2006	P.B. MINUTES	CHG	42.00		
03/14/2006	P.B. ENGINEER FEE	CHG	414.00		
04/17/2006	REC. CK. #20258	PAID		291.00	
		TOTAL:	491.00	491.00	0.00

  
4/21/06

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#328-2006**

04/21/2006

E & E Carpentry Corp.

Received \$ 150.00 for Planning Board Fees, on 04/21/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PB# 06-06

TO: Myra

FR: A.S.K.

Re:

Mixed

McDole center

Norwood/Gonzales.

All have O.K. Road maintenance Hyman H.

Redy

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/18/2006

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	LL CHG APPROVAL FEE	CHG	150.00		
04/17/2006	REC. CK. #20257	PAID		150.00	
		TOTAL:	150.00	150.00	0.00



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

April 12, 2006

Norsewood Properties  
490 Shawanga Lodge Road  
Bloomingburg, NY 12721

ATTN: GLEN EGENES

SUBJECT: P.B. #06-06 GONCALVES/NORSEWOOD

Dear Mr. Egenes:

Please find attached printouts of fees due for subject project.

Please submit in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 150.00
Check #2 - Amount over escrow posted.....	291.00
Check #3 - 2% of Road Cost Estimate....(\$62,600.00).....	1,252.00

Please be aware there is a Private Road Bond established in the amount of \$62,600.00. The Plans will not be stamped approved and no building permits will be issued until the road is completed to the satisfaction of the Town of New Windsor or a bond posted for the remainder of the work to be completed.

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have the stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES

APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	LL CHG APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

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LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/20/2006	REC. CK. #20169	PAID		200.00	
02/22/2006	P.B. ATTY. FEE	CHG	35.00		
02/22/2006	P.B. MINUTES	CHG	42.00		
03/14/2006	P.B. ENGINEER FEE	CHG	414.00		
		TOTAL:	491.00	200.00	291.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

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LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES

APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	2% OF 62,600.00	CHG	1252.00		
			-----	-----	-----
		TOTAL:	1252.00	0.00	1252.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

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LISTING OF PLANNING BOARD **FEEs**  
**PERFORMANCE BND**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES

APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	PRIVATE RD BOND	CHG	62600.00		
			-----	-----	-----
		TOTAL:	62600.00	0.00	62600.00

GONCALVES/NORSEWOOD\_PROPERTIES\_LOT\_LINE\_CHANGE\_(06-06)

---

Mr. Scott Buchholz appeared before the board for this proposal

MR. BUCHHOLZ: Evening, my name is Scott Buchholz, I work for Roger Ferris. What we have is we have four existing lots with one house on it, the one house is Tony Goncalves' house, Norsewood bought three lots from Tony, Tony's owned them for 20 some odd years now. So anyways, if Tony sold off each one of these lots separately each one of these lots had road frontage on Toleman Road, when the Town changed zoning, they increased the lot size, so what we have now is Tony sold the three lots to Norsewood, Norsewood has to increase the lot size, do a lot line change because he owns three consecutive lots. In doing that, we were also told by Tony that the Town did not want, you know, four separate driveway entrances. So what we're proposing is a private road, the two lots in the front, Tony's house lot and the lot to the left there were small one acre size lots, basically not very big, maybe 1.3 acres, we're increasing the lot on the right with the existing dwelling up to 81,000 square feet, basically, the lot on the left we're increasing that up to 3 acres in size so basically the lot in the rear lot 2 is going to be 3 acres and lot 3 is 6.4 proposing a private road.

MR. MINUTA: Can you just orient to me as to where we are on Toleman Road from the railroad trestle?

MR. BUCHHOLZ: From the railroad treasure coming from 207 making a right on Toleman Road the railroad trestle is passed this I believe about a half mile going towards Washingtonville.

MR. VAN LEEUWEN: Can I ask you who's Tony?

MR. BUCHHOLZ: Tony is Tony Goncalves, he lives in the

existing house that's there.

MR. ARGENIO: So he's cutting this thing up and coming out with 4 lots, I see 1, 2, 3, 4 lots.

MR. EDSALL: It's 4 lots now, the 4 lots have multiple non-conformances with today's code.

MR. ARGENIO: So the lots are re-configured to conform with code?

MR. EDSALL: We end up with four driveways, the way it is now what they're doing is they're taking four non-conforming situations, adding a private road at their expense and creating four lots that meet zoning and take it down to one private road.

MR. MINUTA: Simplifying the plan.

MR. EDSALL: Yes but they're really doing the Town a favor by making the lots meet today's standards and I'm sure it helps them because the lots will be worth more but it's better for us as well.

MR. VAN LEEUWEN: Much better for us.

MR. ARGENIO: Let's take care of some housekeeping here. I'll accept a motion that we declare ourselves lead agency for this.

MR. SCHLESINGER: Motion made.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for Goncalves/Norsewood property lot line change. If there's no further discussion, roll call.

ROLL CALL

February 2, 2006

66

MR. SCHLESINGER     AYE  
MR. BROWN           AYE  
MR. VAN LEEUWEN     AYE  
MR. MINUTA          AYE  
MR. ARGENIO         AYE

MR. ARGENIO: As I said before I'm going to eat these words, I've always been a fan of public hearings, I don't know that it's necessary for this. Mark, is there something going on here or Mike something I don't know about?

MR. BABCOCK: It's being made better, every situation is being made better.

MR. VAN LEEUWEN: Make a motion we waive public hearing.

MR. MINUTA: Quick question, the wetland that's here, this is not an issue for this lot line change? The wetlands here that the road crosses am I reading this correctly?

MR. BUCHHOLZ: Yes, we had Pete Torgeson flag the wetlands on the site, Pete thought that it was a very good case for isolated wetlands, we're only disturbing about 900 square feet, well, under 1/10 of an acre.

MR. ARGENIO: What's the--

MR. EDSALL: Tenth of an acre so they're fine.

MR. MINUTA: I'll make a motion.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing on the Goncalves/Norsewood lot line change. Any

further discussion? Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: So we waived the public hearing, we took lead agency, I believe this is, I'll accept a motion for negative dec.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for Goncalves/Norsewood lot line change. If there's no further discussion, I'll have a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, there's some things here for you and Andy, private road maintenance declaration, there's bond issue, there's 911, a review from the Town Highway superintendent is necessary, have you spoken to him about this?

MR. EDSALL: I have not but given the fact that you're not creating any new lots and this is being done in the

spirit where the applicant is spending money to make it better for us zoning wise, I don't know if you'd want to consider a conditional approval subject to those writeoffs.

MR. ARGENIO: I'd like to do that and I'd like to talk to Anthony to get a flavor for how he feels.

MR. EDSALL: I'm sure he'd rather have a private road than four driveways in one spot.

MR. ARGENIO: Mark, any consequence to any of these? Seems as though everything--

MR. EDSALL: I can't imagine that anyone would object to this improvement.

MR. ARGENIO: Okay.

MR. EDSALL: But again, they'll have to write off on it.

MR. KRIEGER: Just one thing, note number 7.

MR. EDSALL: That should say attorney for the planning board, I'm sorry. That was my typo, I apologize.

MR. ARGENIO: Go ahead, you had something else?

MR. SCHLESINGER: Applicant's here for a lot line change, right, okay, go ahead.

MR. VAN LEEUWEN: Make a motion we approve.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board approve the Goncalves/Norsewood Properties lot line change. No further discussion, roll call.



February 2, 2006

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ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. VAN LEEUWEN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Subject to Mark's bullets relative to the plan Andy which includes Andy reviewing that maintenance agreement and Highway Superintendent Fayo's approval. I'm going to address the last thing on the agenda but before I do, Mike, do you have anything else?

MR. BABCOCK: No.

MR. EDSALL: No.

MR. SCHLESINGER: Nothing.

MR. ARGENIO: Andy?

MR. KRIEGER: No.

MR. ARGENIO: Joe, how's your sidebar going?

MR. MINUTA: Sorry, Mr. Chairman.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

*Writer's e-mail address:*

*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** GONCLAVES – NORSEWOOD PROPERTIES LOT LINE CHANGE  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 56 – BLOCK 1 – LOTS 30.1, 30.2, 31.1 & 31.2  
**PROJECT NUMBER:** 06-06  
**DATE:** 22 FEBRUARY 2006  
**DESCRIPTION:** THE APPLICATION PROPOSES A SERIES OF LOT LINE REVISIONS WHICH RESULT IN A FOUR (4) RECONFIGURED LOTS FROM FOUR (4) EXISTING LOTS, WITH THE IMPROVED LAYOUT TO INCLUDE A PRIVATE ROAD.

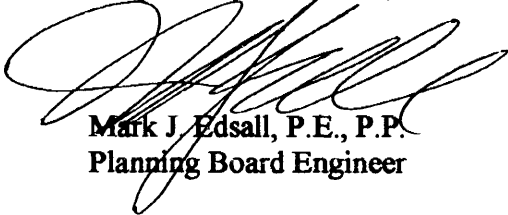
1. The four (4) lots already exist. In an effort to improve the configuration, and limit the number of access points to the Town Road, the applicant is proposing a series of lot line changes. *The proposed reconfiguration also eliminates some existing bulk non-conformances of the existing lots, as configured.*
2. Some corrections are needed on the plan, as follows:
  - The bulk table should include both gross and net lot areas, with the net subtracting the private road easement, and the wetlands.
  - The plan should depict the metes and bounds of the private road right of way.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

5. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
6. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section 252-27 (A) (8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
7. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, for review by the Attorney for the Town. *P.B.*
8. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.
9. A review of the Town Highway Superintendent is necessary. I am unaware of a response at this time.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW06-06-22Feb06.doc



ROGER J. FERRIS, P.L.S.  
JOHN V. NOSEK, P.E.

# ROGER J. FERRIS

ENGINEERING & LAND SURVEYING, P.C.  
16 ROBERTS STREET  
MIDDLETOWN, N.Y. 10940

TELEPHONE (845) 343-2511  
FAX (845) 343-0441

SUBDIVISIONS  
LAND PLANNING  
PRESENTATIONS  
LAND SURVEYING

*n/w 06-06*

## COST ESTIMATE FOR EGENES SUBDIVISION Toleman Road, Town of New Windsor March 2, 2006

<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Subtotal</u>
Clearing and Grubbing	0.90 acres	\$ 3,000/acre	\$ 2,700.00
Road Cut	1,667 CY	\$ 4.00 / CY	\$ 6,700.00
Road Fill (On-site)	220 CY	\$ 4.00 / CY	\$ 900.00
Road Base (4" NYSDOT Item 4) Choker course	380 CY	\$ 25.00 / CY	\$ 9,500.00
Road Base (8" Shale Foundation) Course	760 CY	\$ 10.00 / CY	\$ 7,600.00
Oil & Chip Double Surface Treatment 0.5 Gal/SF 3/8" stone	20,330 SF (2,260 SY)	\$ 6.00 / SY	\$ 13,600.00
Catch Basins	2	\$ 3,500.00 ea.	\$ 7,000.00
18" HDPE Drainage Pipe	35 LF	\$ 40.00 / LF	\$ 1,400.00
Road Swales	1,300 LF	\$ 1.60 / LF	\$ 2,100.00
Street Signs	2 each	\$ 400.00 ea.	\$ 800.00

Grade, Seed & Mulch Within ROW	0.44 acres	\$ 3,000 / acre	\$ 1,300.00
Electric, Telephone Cable (same Trench)	600 LF	\$ 10.00 / LF	\$ 6,000.00
Erosion & Sediment Control – Silt fencing, check dams, jute netting, stabilized entrance	1	\$ LS	\$ 3,000.00
<b>SUBTOTAL:</b>			<b>\$ 62,600.00</b>

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/22/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/20/2006	REC. CK. #20169	PAID		200.00	
		TOTAL:	0.00	200.00	-200.00

*J.P.*  
*2/24/06*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
PERFORMANCE BND

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	PRIVATE RD BOND	CHG	62600.00		
			-----	-----	-----
		TOTAL:	62600.00	0.00	62600.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/12/2006	LL CHG APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-6

NAME: PROPERTY OF GONCALVES & NORSEWOOD PROPERTIES  
APPLICANT: A. GONCALVES & NORSEWOOD PROPERTIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/20/2006	REC. CK. #20169	PAID		200.00	
02/22/2006	P.B. ATTY. FEE	CHG	35.00		
02/22/2006	P.B. MINUTES	CHG	42.00		
03/14/2006	P.B. ENGINEER FEE	CHG	414.00		
			-----	-----	-----
		TOTAL:	491.00	200.00	291.00

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BO (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 6- 6

FOR WORK DONE PRIOR TO: 03/14/2006

TASK-NO	REC	DATE	TRAM	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
6-6	284066	12/07/05	TIME	MJE	WB GONCALVES LL	115.00	0.40	46.00			
6-6	290535	02/01/06	TIME	MJE	WB GONCALVES L/L	115.00	0.40	46.00			
6-6	292637	02/17/06	TIME	MJE	MR GONCALVES L/L	115.00	0.60	69.00			
6-6	292737	02/17/06	TIME	MJE	PM GONCALVES W/CHAIRMAN	115.00	0.20	23.00			
6-6	292666	02/18/06	TIME	MJE	MR GONCALVES L/L	115.00	0.10	11.50			
6-6	292804	02/22/06	TIME	MJE	MM Goncalves Cond LL AP	115.00	0.10	11.50			
6-6	294870	03/02/06	TIME	MJE	MC ROSEK:SHINDIV APP Qs	115.00	0.40	46.00			
6-6	295456	03/09/06	TIME	MJE	PM GONCALVES W/MTY SUPT	115.00	0.20	23.00			
6-6	295462	03/14/06	TIME	MJE	MR Ray Goncalves	115.00	0.50	57.50			
6-6	295463	03/14/06	TIME	MJE	MC TC - Rosek re revs	115.00	0.40	46.00			
6-6	295464	03/14/06	TIME	MJE	MC Closeout memo	115.00	0.30	34.50			
TASK TOTAL								414.00	0.00	0.00	414.00
GRAND TOTAL								414.00	0.00	0.00	414.00

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#162-2006**

02/28/2006

E & E Carpentry Corp.

Received \$ 75.00 for Zoning Board Fees, on 02/28/2006. Thank you for stopping  
by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB# 06-06  
application fee



PROJECT: Yoncalves / Norwood Lt Chg P.B. # 06-06

**NEGATIVE DEC:**

M) Van S) Mu VOTE: A 5 N 0

CARRIED: Y ☒ N

CARRIED: Y ☒ N

M) Van S) Seh VOTE: A 5 N 0 SCHEDULE P.H.: Y      N ✓

RETURN TO WORK SHOP: Y N

NEED NEW PLANS: Y\_\_\_ N\_\_\_

Need Private Road Bond estimate  
Need Maintenance Agreement - to be reviewed by Andy  
Need Highway Approval  
Need 911  
OK with wetlands disturbance  
Sent to Hwy & 911 3/6/06



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FAX: (845) 567-3232

E-MAIL: [WHENY@MHEPC.COM](mailto:WHENY@MHEPC.COM)

WRITER'S E-MAIL ADDRESS:

[MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**MEMORANDUM**

(via fax)

14 March 2006

**TO: MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: GONCALVES/NORSEWOOD LOT LINE CHANGE  
(AKA - EGENES)  
PLANNING BOARD APPLICATION NO. 06-06**

Attached is the cost estimate for the subject subdivision. It is acceptable. Based on the 2% fee for private improvements, an inspection fee of \$1252 would be required.

I spoke with John Nosek. Some corrections were needed to the plan bulk table. He will make them. As soon as he hears back from the Fire Inspector's office regarding the 911 numbers, he will be resubmitting plans directly to you.

Attached is our time printout to date, which should be final unless there are additional issues later.

mark

800-3347

733-4922

733-1118

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 610-296-2705 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



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e-mail: mhapa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/VILLAGE OF:

New Windsor

P/B APP. NO.:

WORK SESSION DATE:

1 Feb 06

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

Full submit

PROJECT NAME:

Goncalves

REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

X

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

add Bridge Max Ht Rm  
Min View / Driv Cr

for 1/2 detail

add 4/8 - n, lt side

pre existing OCC #1 - 89

lot exist 70 perc

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT  
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

Y N

Ready For Meeting

Y N

Recommended Mtg Date



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Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-3

TOWN VILLAGE OF: New Windsor P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 15 Oct 03 PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: not now RESUB. REQ'D: Full App

PROJECT NAME: Goncalves Subdiv (Bacca)

REPRESENTATIVES PRESENT: Antonio Goncalves

MUNICIPAL REPS PRESENT: BLDG INSP. \_\_\_\_\_  
ENGINEER X FIRE INSP. \_\_\_\_\_  
P/B CHMN \_\_\_\_\_ PLANNER \_\_\_\_\_  
OTHER MHT

ITEMS DISCUSSED: - K-1 now 80k = 1.84 STND CHECKLIST: PROJECT  
- 14.45A. total DRAINAGE TYPE  
- Tax 56-1-30.1 30.2 31.1 31.2 DUMPSTER SITE PLAN  
- 2 lots SCREENING SPEC PERMIT  
move Plz 13 ft to make LIGHTING L L CHG.  
front yd exist conforming (Streetlights) SUBDIVISION  
- lot 30.1 does not have to LANDSCAPING OTHER  
increase BLACKTOP  
ROADWAYS  
APPROVAL BOX

PROJECT STATUS:  
ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N

Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N

Recommended Mtg Date Not ready



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Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-3

TOWN/VILLAGE OF: NEW WINDSOR

P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 7 MAY 03

PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: Yes

RESUB. REQ'D: Yes

PROJECT NAME: Goncalves Subdiv (Bocca, Rockland Dist)

REPRESENTATIVES PRESENT: Chuck Bocca / John Kelly

MUNICIPAL REPS PRESENT:

BLDG INSP. \_\_\_\_\_  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. Bob. ②  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

ITEMS DISCUSSED: Goncalves Subdiv.

STND CHECKLIST:

PROJECT TYPE

Tolman Rd near T/Line B.G.

DRAINAGE \_\_\_\_\_

SITE PLAN

31.1, 31.2, 30.2, 30.1

DUMPSTER \_\_\_\_\_

SPEC PERMIT

no har existing house

SCREENING \_\_\_\_\_

L L CHG.

Alt. "E" looked best.

LIGHTING \_\_\_\_\_

SUBDIVISION

- ck culdesac & 100' med

(Streetlights)

LANDSCAPING \_\_\_\_\_

OTHER

120' ROW

BLACKTOP \_\_\_\_\_

- locate exist large chain on 30.1

ROADWAYS \_\_\_\_\_

- Optional P/H - remember photo

APPROVAL BOX \_\_\_\_\_

exist only 2 new

PROJECT STATUS:

ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N

Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N

Recommended Mtg Date \_\_\_\_\_





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Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/ VILLAGE OF: New Windsor

P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 19 Feb 2003

PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: Yes

RESUB. REQ'D: later full

PROJECT NAME: Goncalves Solder

REPRESENTATIVES PRESENT: Chuck Bocca / Tony / Ed Santo

MUNICIPAL REPS PRESENT:

BLDG INSP. \_\_\_\_\_  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. Bob  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

ITEMS DISCUSSED: Tolman Rd.

Grove St ? 56-1- 31.1 30.2  
Deer Run Road ? 30.1 31.2  
George Greb.  
125'w 70'

They need to talk and  
make up mind

STND CHECKLIST:

DRAINAGE \_\_\_\_\_

DUMPSTER \_\_\_\_\_

SCREENING \_\_\_\_\_

LIGHTING \_\_\_\_\_

(Streetlights)

LANDSCAPING \_\_\_\_\_

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

APPROVAL BOX \_\_\_\_\_

PROJECT STATUS:

ZBA Referral: \_\_\_\_\_ Y \_\_\_\_\_ N

Ready For Meeting \_\_\_\_\_ Y \_\_\_\_\_ N

Recommended Mtg Date \_\_\_\_\_

PROJECT  
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER



**McGOEY, HAUSER and EDSALL**  
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mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

100-3

TOWN/ VILLAGE OF: New Windsor P/B APP. NO.: -

WORK SESSION DATE: Dec 7 2005 PROJECT: NEW X OLD -

REAPPEARANCE AT W/S REQUESTED: Yes RESUB. REQ'D: Full later

PROJECT NAME: Gonclaver Norwood Pkg 4

REPRESENTATIVES PRESENT: Glen

MUNICIPAL REPS PRESENT: BLDG INSP. - FIRE INSP. -  
ENGINEER X PLANNER -  
P/B CHMN - OTHER -

**ITEMS DISCUSSED:**

existing 3 lots  
56-1-20.1, 2 31.1 31.2

4c only  
old paves  
show system wells

**STND CHECKLIST:**

DRAINAGE -

DUMPSTER -

SCREENING -

LIGHTING -

(Streetlights)

LANDSCAPING -

BLACKTOP -

ROADWAYS -

APPROVAL BOX -

**PROJECT**  
**TYPE**

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

**PROJECT STATUS:**

ZBA Referral: - Y - N

Ready For Meeting - Y - N

Recommended Mtg Date -

# TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12553

Telephone: (845) 563-4615

Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 56 Block 4 Lots 30.1, 30.2, 31.1 & 31.2

**BUILDING DEPARTMENT PERMIT NUMBER** PA 563 - 4615

1. Name of Project Lot Line Change of Property For Goncalves & Norsewood Properties LTD

2. Owner of Record ANTONIO Goncalves & NORSEWOOD Prop Phone 733-4922  
135 TOLEMAN RD 490 SHAWANGA LODGE RD 436-6423 (NORSEWOOD)

Address: WASHINGTONVILLE 10992 BLOOMINGBURG NY 12721  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME AS ABOVE Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan RIF ENGINEERING & L.S., P.C. Phone (845) 343-2511

Address: 16 Robert Street Middletown NY 10940  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

RIF ENGINEERING & LAND SURVEYING (845) 342511 343-0441  
(Name) (Phone) (fax)

7. Project Location: On the NW side of TOLEMAN RD  
(Direction) (Street)

8. Project Data: Acreage 14.4 ± Zone R-3 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ☒

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE BETWEEN EXISTING 4 LOTS, PROPOSED PRIVATE ROAD TO REDUCE DRIVEWAY ENTRANCES TO TOLEMAN ROAD

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ☒

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ☒

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

Oddivo Gomes  
Antonio D. Gonçalves  
(OWNER'S SIGNATURE)

1<sup>st</sup> DAY OF FEBRUARY 2006

\_\_\_\_\_  
(AGENT'S SIGNATURE)

Scott D. Buchholz  
**SCOTT D. BUCHHOLZ**  
NOTARY PUBLIC  
STATE OF NEW YORK  
QUALIFIED IN CULLIVAN CO.  
\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Please Print Agent's Name as Signed

\*\*\*\*\*  
TOWN USE ONLY:

\_\_\_\_\_  
DATE APPLICATION RECEIVED

\_\_\_\_\_  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

ANTONIO GONCALVES, deposes and says that he resides  
(OWNER)

at 135 TOLMAN ROAD in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NY and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_)  
designation number (Sec. 56 Block 1 Lot 30.1) which is the premises described in  
the foregoing application and that he designates:

ROGER J. FERRELL Engineering & Land Surveying, P.C. 16 Roberts St.  
(Agent Name & Address) Middletown, NY 10940

SAME  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

**\*\*** Antonio D. Goncalves  
Owner's Signature (MUST BE NOTARIZED)

1<sup>st</sup> DAY OF FEBRUARY 2006

Scott D. Buchholz

Agent's Signature (If Applicable)

SCOTT D. BUCHHOLZ  
NOTARY PUBLIC  
QUALIFIED IN SULLIVAN CO.  
NO. 018049-0001

Roger J. Ferrell  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

**AGENT/OWNER PROXY STATEMENT**  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Norwood Properties LTD, deposes and says that he resides  
(OWNER)

at 490 SHAWANGA LODGE RD in the County of Sullivan  
(OWNER'S ADDRESS)

and State of \_\_\_\_\_ and that he is the owner of property tax map

(Sec. 56 Block BW 1 Lot 30.2)  
(Sec. 56 Block 1 Lot 31.2)  
designation number (Sec. 56 Block 1 Lot 31.1) which is the premises described in  
the foregoing application and that he designates:

Rozze J. Ferris Engineering & Land Surveying, P.C. 16 Roberts St.  
(Agent Name & Address) Middletown NY 10940

Same  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\*\* [Signature]  
Owner's Signature (MUST BE NOTARIZED)

1<sup>st</sup> DAY OF FEBRUARY 2006)

[Signature]

SCOTT D. BUCHHOLZ  
NOTARY PUBLIC  
STATE OF NEW YORK  
QUALIFIED SULLIVAN CO.  
NOTARY PUBLIC  
NO. 0160433334

\_\_\_\_\_  
Agent's Signature (If Applicable)

[Signature]  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Project Name: "Lot Line Change of Property for  
Concalves & Rosewood"

TAX MAP Section - 56-1-LOTS 30.1  
30.2  
31.1  
31.2

There are no flood zones on this property per  
FEMA maps.

Roger J. Ferris Engineering & Surveying  
John V. Rose

PROJECT I. D. NUMBER

617.20

SEQR

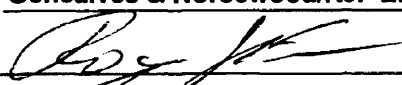
Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>Goncalves &amp; Norsewood/RJF Eng. &amp; LS, PC</b>		2. PROJECT NAME <b>Lot Line Change of Property for Goncalves &amp; Norsewood</b>	
3. PROJECT LOCATION Municipality <b>Town of New Windsor</b>		County <b>Orange County</b>	
4. PRECISE LOCATION (street address and road intersections, prominent landmarks, etc., or provide map) <b>Located on Toleman Rd Section 56, Block 1, Lot 30.1, 30.2, 31.1, 31.2</b>			
5. IS PROPOSED ACTION <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <b>Lot Line Change between four existing properties, all having frontage on Toleman Road. Proposing a private road to serve all four lots. Also two existing undersized lots will be increased in size to meet current lot area requirements in a R-3 District.</b>			
7. AMOUNT OF LAND AFFECTED: Initially <b>14.4+- acres</b> acres    Ultimately <b>14.4+- acres</b> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <b>Existing residential area.</b>			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <b>Goncalves &amp; Norsewood/RJF Eng. &amp; LS, PC</b>		Date <b>02/08/06</b>	
Signature 			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1



**PART II—ENVIRONMENTAL ASSESSMENT** (To be completed by Agency)

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  <b>No</b>  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  <b>No</b>  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  <b>No</b>  C4. A community's existing plans or goals as officially adopted, or a change in use of land or other natural resources? Explain briefly:  <b>No</b>  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  <b>None</b>  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  <b>None</b>  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  <b>None</b>	
<b>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE** (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant.

Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

**Town of New Windsor Planning Board**

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible officer in Lead Agency

\_\_\_\_\_  
Title Of Responsible Officer


\_\_\_\_\_  
Signature Of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Prepare (if different from responsible officer)

\_\_\_\_\_  
Date

**TOWN OF NEW WINDSOR PLANNING BOARD**  
**SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
- \* 2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location
4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**  
  
**SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
6. ✓ Location Map at a scale of 1" = 2,000 ft.
7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. NA Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ✓ Surveyor's certificate.
13. ✓ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. NA Flood land boundaries.
17. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. ☒ **Fix metes and bounds.**
- 
19. ☒ **Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.**
20. ☒ **Include existing or proposed easements.**
21. ☒ **Right-of-way widths.**
22. ☒ **Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).**
23. ☒ **Lot area (in square feet for each lot less than 2 acres).**
24. ☒ **Number the lots including residual lot.**
25. ☒ **Show any existing waterways.**
- \*26. ☒ **A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.**
27. ☒ **Applicable note pertaining to owner's review and concurrence with plat together with owners signature.**
28. ☒ **Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).**
29. ☒ **Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.**
30. ☒ **Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.**
31. ☒ **Provide A septic system design notes as required by the Town of New Windsor.**
32. ☒ **Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.**
33. ☒ **Indicate percentage and direction of grade.**
34. ☒ **Indicate any reference to previous, i.e., file map date, file map number and previous lot number.**
35. ☒ **Indicate location of street or area lighting (if required).**

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  2/6/06  
Licensed Professional Date

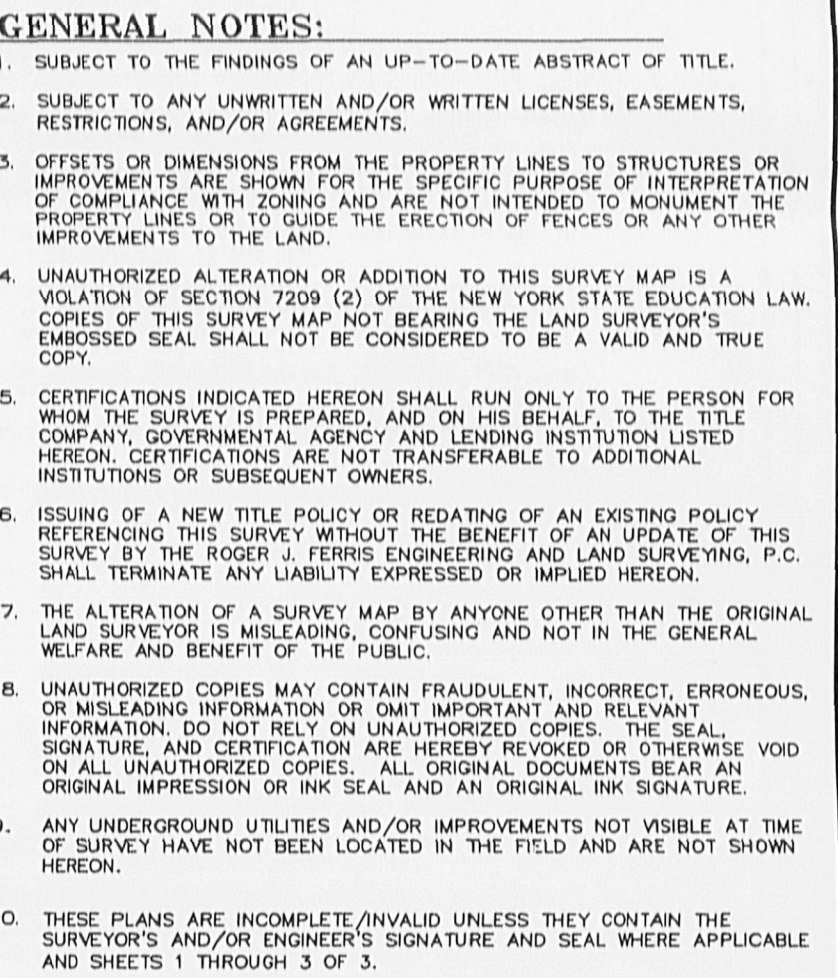
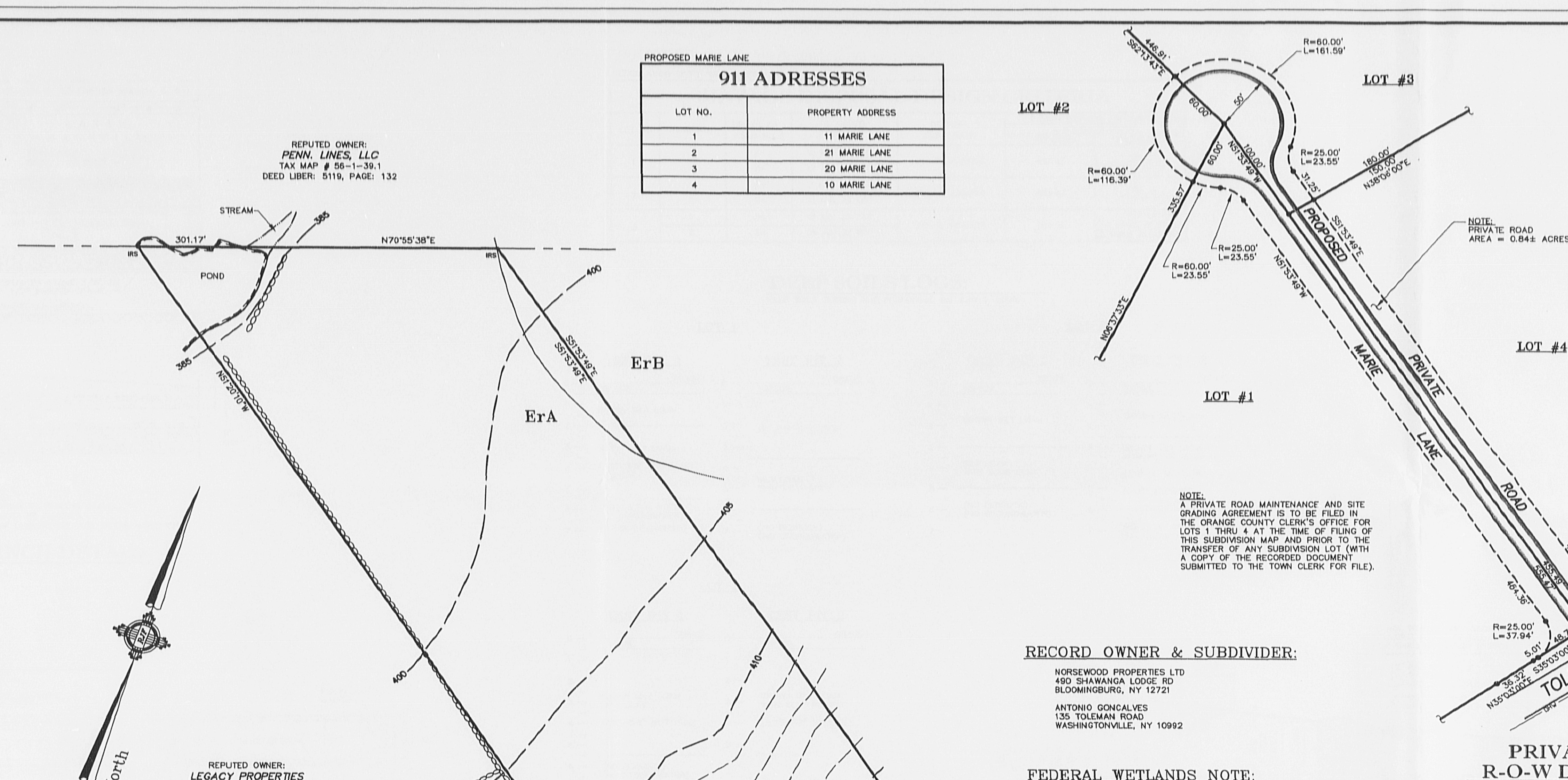
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**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**





**LEGEND:**














---508---	2" CONTOUR LINE		PROPOSED WOODARDS DB-20 DISTRIBUTION BOX
---S10---	10' CONTOUR LINE		PROPOSED SEWER CLEANOUT
---	PROPERTY LINE		PROPOSED WOODARDS DB6-DB
---	ADJOINING PROPERTY LINE		PROPOSED SEPTIC TANK
---	EXIST PAVEMENT		PROPOSED DOSING CHAMBER
---OHW---	OVERHEAD UTILITY WIRES	---	
	STONEWALL	---	
	EXIST STRUCTURE	---	
	EXIST UTILITY POLE	---	
	WELL	---	
IRF	IRON ROD FOUND		WETLAND FLAG & EDGE
IRP	IRON PIPE FOUND		
IRS	IRON ROD TO BE SET		

TABLE OF ZONING REQUIREMENTS									
MINIMUM REQUIREMENTS	LOT AREA	LOT WIDTH	STREET FRONTAGE	FRONT YARD	ONE SIDE YARD	BOTH SIDE YARDS	REAR YARD	DEVELOPMENT COVERAGE	
EACH LOT	80,000 SF	175'	70'	45'	40'	80'	50'	20%	



THE PROPOSED SEWAGE DISPOSAL SYSTEM(S) AND WATER SUPPLY SYSTEM(S) SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS ESTABLISHED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR PENSIONED LOTS. THE DESIGN(S) ARE BASED UPON THE EXISTING AND SITE CONDITIONS FOUND(ORALY THE LOT(S) AT THE DESIGN LOCATION AT THE TIME OF THE DESIGN.

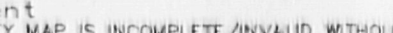


Roger J. Ferris, Engineer-in-Charge and Land Surveying, P.C.  
John V. Nosek P.E., N.Y.S. Lic. P.E. No. 069497  
Vice President

THIS DOCUMENT BEARING THE ENGINEER'S ORIGINAL SEAL SHALL BE CONSIDERED VALID. TRUE COPIES MAY BE MADE FROM THIS DOCUMENT FOR ANY PURPOSE PROVIDED THAT THE PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

Copright by Roger J. Ferris Engineering and Land Surveying, P.C. Middletown, NY April 10, 2008 ALL RIGHTS RESERVED

I DIRECT THAT THIS SURVEY WAS PERFORMED IN THE FIELD BY MYSELF OR UNDER THE DIRECT SUPERVISION AND CONTROL THAT THE INFORMATION CONTAINED IN THIS REPORT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED ON DATA OBTAINED IN DEEDS OR MAPS OF RECORD LISTED HEREON AND/OR EVIDENCE OF FACTS KNOWN TO ME. I FURTHER CERTIFY THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN HEREON. THIS REPORT IS NOT TRANSFERABLE TO ADDED INSTITUTIONS, TO SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.



Roger J. Ferris, Engineer-in-Charge and Land Surveying, P.C.  
Roger J. Ferris, P.L.S. N.Y.S. Lic. No. 04936  
President

THIS SURVEY MAP IS INCOMPLETE/INVALID WITHOUT THE LAND SURVEYOR'S EMBOSSSED SEAL AND ORIGINAL SIGNATURE. ALL MAPS THAT DO NOT HAVE AN ORIGINAL SEAL AND ORIGINAL SIGNATURE, HAVE BEEN REPRODUCED FROM A PREVIOUS EDITION UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THE BOTTOM RIGHT CORNER OF THIS PAGE.

REFERENCE

1. TAX MAP DATA:  
SECTION - 58  
BLOCK - 1  
LOT -

2. DEED LIBER 2152  
DEED LIBER 2152  
DEED LIBER 2152

3. TOPOGRAPHY SHEET  
FIELD SURVEY FOR

4. TOPOGRAPHIC DATA

845-800  
3347  
7334922

I HEREBY AGREE TO THE FILING OF THIS PLAT

*Don* 8-18-06

ROSEWOOD PROPERTIES LTD DATED

I HEREBY AGREE TO THE FILING OF THIS PLAT

*Antonio J. Gonzalez* 8-18-06

ANTONIO GONZALEZ DATED

EXISTING 1 1/2 STORY  
NAME DWELLING

# Lot Line Change of Property for GONCALVES & NORSEWOOD PROPERTIES

Town of Windsor  
Orange County, New York  
Scale: 1" = 60'  
January 12, 2006

Revised: February 7, 2006  
Revised: February 27, 2006  
Revised: April 10, 2006 (added 911 numbers)

SHEET 1 OF 3

RESERVED FOR THE TOWN OF NEW WINDSOR

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

SEP 14 2006

By: \_\_\_\_\_ Chairman  
By: Roger J. Ferris Secretary

## PLAT INFORMATION CHART

LOOKING EAST	LOOKING WEST
950 ft.	950 ft.

SCOTT BUCHHEIZ PROJECT MANAGER 04/10/06 DATE

RAYMOND BLAKNER FIELD CHIEF 04/10/06 DATE

SCOTT BUCHHEIZ DRAFTSMAN 04/10/06 DATE

**ROGER J. FERRIS**  
Engineering and  
Land Surveying, P.C.  
16 Roberts Street  
Middletown, New York 10940  
TEL: (845) 343-2511 FAX: (845) 343-0441  
www.rogerferris.com  
FILE NO. = 06-3856







## EROSION CONTROL SEQUENCE NOTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL EROSION DURING PROJECT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

1. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED. FILTER FABRIC SEDIMENT BARRIERS (SILT FENCES) SHALL BE INSTALLED ALONG THE DOWN GRADE PERIMETER OF THE SITE (OR PHASE) AND ANY OTHER AREAS WHERE SILT FENCES ARE INDICATED TO BE INSTALLED AS SHOWN ON THE APPROVED PLANS. INSTALLATION SHALL BEGIN AT DOWN GRADE AREAS WORKING UPGRADE.
2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE BUILT IN THE AREAS AS SHOWN ON THE APPROVED PLANS AND WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PUBLIC THOROUGHFARE, STABILIZED ENTRANCES SHALL BE BUILT IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAIL AS SHOWN ON THE APPROVED PLANS.
3. UPON COMPLETION OF CLEARING AND GRADING ACTIVITIES, TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE DISTURBED. STOCKPILED TOPSOIL SHALL BE STABILIZED BY TEMPORARY SEEDING AND SURROUNDED WITH A SILT FENCE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
4. TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING OF EARTH MOVING ACTIVITIES. THIS INCLUDES SEDIMENT TRAPS, DIVERSION SWALES (WITH CHECK DAMS IF APPLICABLE) AND SILT FENCE IN AREAS NOT DESIGNATED TO BE GRADED. INSTALLATION SHALL BEGIN AT DOWN GRADE AREAS WORKING UPGRADE.
5. IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING, REMAINING TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE AREAS UPGRADED BY SUCH DEVICES HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPGRADE DEVICES WORKING TOWARD THE MOST DOWN GRADE DEVICES.
6. ANY PROPOSED STORM DRAINAGE SHALL BE INSTALLED AND SHALL BE INCORPORATED INTO EROSION CONTROL AS SPECIFIED ON THE APPROVED PLANS. STORM DRAINAGE COMPONENTS SHALL BE PROTECTED FROM SILTATION AS INDICATED.
7. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, REMAINING AREAS SHALL BE FINE GRADED, TOPSOILED AND STABILIZED. PERMANENT VEGETATION AND LANDSCAPING SHALL BE ESTABLISHED.
8. TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED ONCE AREAS UPGRADED BY SUCH DEVICES HAVE BEEN PERMANENTLY STABILIZED. REMOVAL OF TEMPORARY EROSION CONTROL DEVICES SHALL BEGIN WITH THE MOST UPGRADE DEVICES WORKING TOWARD THE MOST DOWN GRADE DEVICES.
9. ALL NEWLY SEEDDED VEGETATIVE COVER SHALL BE MAINTAINED, WAUSHOTS OR POORLY GROWING AREAS SHALL BE CORRECTED AS THEY OCCUR.

## PERMANENT SEEDING MIXTURES:

### MODERATE TO STEEP SLOPES & LOW MAINTENANCE AREAS

SPECIES:	APPLICATION RATE:
EMPIRE BIRDFOOT TREFOIL	8 LBS/ACRE
TAI FESCUE	20 LBS/ACRE
RYEGRASS	5 LBS/ACRE

### GENERAL RECREATION AREAS & LAWNS

SUNNY SITES -- (WELL, MODERATELY WELL AND SOMEWHAT POORLY DRAINED SOILS)

SPECIES:	APPLICATION RATE:
60% KENTUCKY BLUEGRASS BLEND	85-114 LBS/ACRE
20% PERENNIAL RYEGRASS	20-30 LBS/ACRE
15% FINE FESCUE	19-26 LBS/ACRE

SUNNY DROUGHTY SITES -- (SOMEWHAT EXCESSIVELY TO EXCESSIVELY DRAINED SOILS)

SPECIES:	APPLICATION RATE:
60% FINE FESCUE	114-143 LBS/ACRE
10% KENTUCKY BLUEGRASS BLEND	26-33 LBS/ACRE
20% PERENNIAL RYEGRASS	25-34 LBS/ACRE

SHADY DRY SITES -- (SOMEWHAT POOR TO POORLY DRAINED SOILS)

SPECIES:	APPLICATION RATE:
80% SHADE TOLERANT KENTUCKY BLUE GRASS BLEND	105-138 LBS/ACRE
20% PERENNIAL RYEGRASS	25-37 LBS/ACRE

SHADY WET SITES -- (SOMEWHAT POOR TO POORLY DRAINED SOILS)

SPECIES:	APPLICATION RATE:
70% ROUGH BLUEGRASS	60-91 LBS/ACRE
80% SHADE TOLERANT KENTUCKY BLUE GRASS BLEND	25-39 LBS/ACRE

## EROSION CONTROL MAINTENANCE:

1. THE MAINTENANCE OF THE EROSION CONTROL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE JOB SUPERINTENDENT WILL MONITOR THE CONDITION OF ALL OF THE EROSION CONTROL DEVICES. CLEAN OR REPLACE STRUCTURES AS CLIMATIC CONDITIONS REQUIRE. THE DEVELOPER WILL ALSO BE SUBJECT TO THE DIRECTIVE OF THE DESIGN ENGINEER AND TOWN REPRESENTATIVES TO INCLUDE TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
2. GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED PLANS AND MAY BE SUBJECT TO ADDITIONAL EROSION CONTROL REQUIREMENTS AS CONDITIONS MAY ARISE IN THE FIELD OR AS DIRECTED BY THE DESIGN ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE APPROVED PLANS, MANUFACTURERS' RECOMMENDATIONS AS DIRECTED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVES INCLUDING TOWN ENGINEER, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.
4. NO EROSION CONTROL STRUCTURES SHALL BE REMOVED UNTIL ALL WORK UPGRADE THEREFROM HAS BEEN COMPLETED, INCLUDING STABILIZATION AND HAS BEEN APPROVED BY THE DESIGN ENGINEER AND TOWN REPRESENTATIVE.
5. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE PERIOD OF TIME BETWEEN 7:00 AM TO 7:00 PM.
6. ALL CONSTRUCTION EQUIPMENT SHALL HAVE PROPERLY SIZED MAINTAINED MUFFLERS.
7. ALL CONSTRUCTION EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.

## STREAMS, DRAINAGE SWALES AND EMBANKMENTS:

1. ALL CONSTRUCTION ACTIVITIES IN OR AROUND EXISTING DRAINAGE SWALES OR WETLANDS ARE TO BE PROVIDED WITH TEMPORARY EROSION CONTROL STRUCTURES OR DEVICES AS SHOWN IN DETAIL, LOCATED IMMEDIATELY DOWN GRADE FROM SUCH ACTIVITIES.
2. CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LIVE STREAMS OR DRAINAGE SWALES EXCEPT BY MEANS OF BRIDGES AND CULVERTS OR OTHER APPROVED METHODS.
3. ALL EMBANKMENTS TO BE GRADED AND SEEDING IMMEDIATELY UPON BEING LAID BACK.
4. STABILIZATION OF SWALES WILL INCLUDE SEEDING AND STRAW MULCH ON SLOPES LESS THAN 5% GRADE AND JUTE NETTING OR EQUAL ON SLOPES EXCEEDING 5% IN GRADE.
5. TOPSOIL AND/OR EARTH STOCKPILES SHALL BE LOCATED OUTSIDE OF EXISTING DRAINAGE SWALES, WETLANDS AND ADJACENT AREAS.

## SLOPE STABILIZATION, SEEDING METHOD & MULCHING NOTES:

### GREATER THAN 3:1 SLOPES

SLOPES SHALL BE HYDROSEEDING WITH MIXTURES AND RATES INDICATED IN THE PERMANENT SEEDING MIXTURE SCHEDULE. STRAW OR HAY MULCH SHALL BE APPLIED AT A RATE OF 2000 LBS/ACRE. STRAW OR HAY MULCH SHALL BE ANCHORED 800-MESH NETTING AS MANUFACTURED BY BOLANKA INTERNATIONAL OR APPROVED EQUIVALENT. NETTING TO BE INSTALLED BY MANUFACTURERS' SPECIFICATIONS.

### GENTLE SLOPES AND FLAT AREAS

AREAS SHALL BE SEEDING BY HYDROSEEDING OR BROADCASTING WITH THE MIXTURES AND RATES INDICATED IN THE PRIMARY SEEDING MIXTURE SCHEDULE. HYDROSEEDING AREAS SHALL BE MULCHED WITH A WOOD FIBER MULCH APPLIED AT A RATE OF 500 LBS/ACRE. BROADCAST AREAS SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE. AREAS SEEDING BY BROADCASTING SHALL BE LIGHTLY RAKED AND PACKED PRIOR TO PLACING MULCH.

## TEMPORARY SEEDING SPECIFICATIONS & MIXTURES:

1. SCARIFF SOILS IF COMPACTED.
2. LIME AREAS TO pH OF 6.0 IF NECESSARY.
3. FERTILIZE WITH 600 LBS/ACRE 5-10-10 FERTILIZER IF NECESSARY.
4. SEED WITH SPECIES AND RATE AS SHOWN BELOW.
5. MULCH WITH HAY OR STRAW AT A RATE OF 2000 LBS/ACRE. ANCHOR MULCH WITH NETTING OF WOOD FIBER OR JUTE IF STEEP SLOPE OR HIGH POTENTIAL FOR EROSION.

SPECIES:	APPLICATION RATE:
RYEGRASS (ANNUAL OR PERENNIAL)	30 LBS/ACRE
(USE WINTER RYEGRASS IF SEEDING IN OCT/NOV)	(7 LBS/1000 SF)

## SITE ASSESSMENT & INSPECTIONS:

1. THE OPERATOR SHALL HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL DEVICES DESCRIBED IN THE STORMWATER POLLUTION PREVENTION PLAN HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPARATION OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION. FOLLOWING COMMENCEMENT OF CONSTRUCTION, SITE INSPECTIONS SHALL BE CONDUCTED BY THE QUALIFIED PROFESSIONAL AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. DURING EACH INSPECTION, THE QUALIFIED PROFESSIONAL SHALL RECORD THE FOLLOWING INFORMATION:

- A. ON A SITE MAP, INDICATE THE EXTENT OF ALL DISTURBED SITE AREAS AND DRAINAGE PATHWAYS. INDICATE SITE AREAS THAT ARE EXPECTED TO UNDERGO INITIAL DISTURBANCE OR SIGNIFICANT SITE WORK WITHIN THE NEXT 14 DAY PERIOD.
- B. INDICATE OF THE SITE MAP ALL AREAS OF THE SITE THAT HAVE UNDERGONE TEMPORARY OR PERMANENT STABILIZATION.
- C. INDICATE ALL DISTURBED SITE AREAS THAT HAVE NOT UNDERGONE ACTIVE SITE WORK DURING THE PREVIOUS 14 DAY PERIOD.
- D. INSPECT ALL SEDIMENT CONTROL PRACTICES AND RECORD THE APPROXIMATE DEGREE OF SEDIMENT ACCUMULATION AS A PERCENTAGE OF THE SEDIMENT STORAGE VOLUME.
- E. INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES AND RECORD ALL MAINTENANCE REQUIREMENTS, SUCH AS: VERIFYING THE INTEGRITY OF THE BARRIER OR DIVERSION SYSTEMS (SEDIMENT BASINS AND SEDIMENT TRAPS), IDENTIFYING AND REPAIRING ANY DEFECTS OR DAMAGE TO THE BARRIER OR DIVERSION SYSTEMS, AND ANY LOSS OF STABILIZING VEGETATION OR SEEDING/MULCHING. DOCUMENT ANY EXCESS DEPOSITION OF SEDIMENT OR FLOODING WATER ALONG BARRIER OR DIVERSION SYSTEMS. RECORD DEPTH OF SEDIMENT WITHIN CONTAMINANT STRUCTURES. ANY EROSION NEAR OUTLET AND OVERFLOW STRUCTURES, AND VERIFY THE ABILITY OF ROCK FILTERS AROUND PERFORATED RISERS TO PASS WATER.
- F. INDICATE ALL DEFICIENCIES THAT ARE IDENTIFIED WITH IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN.

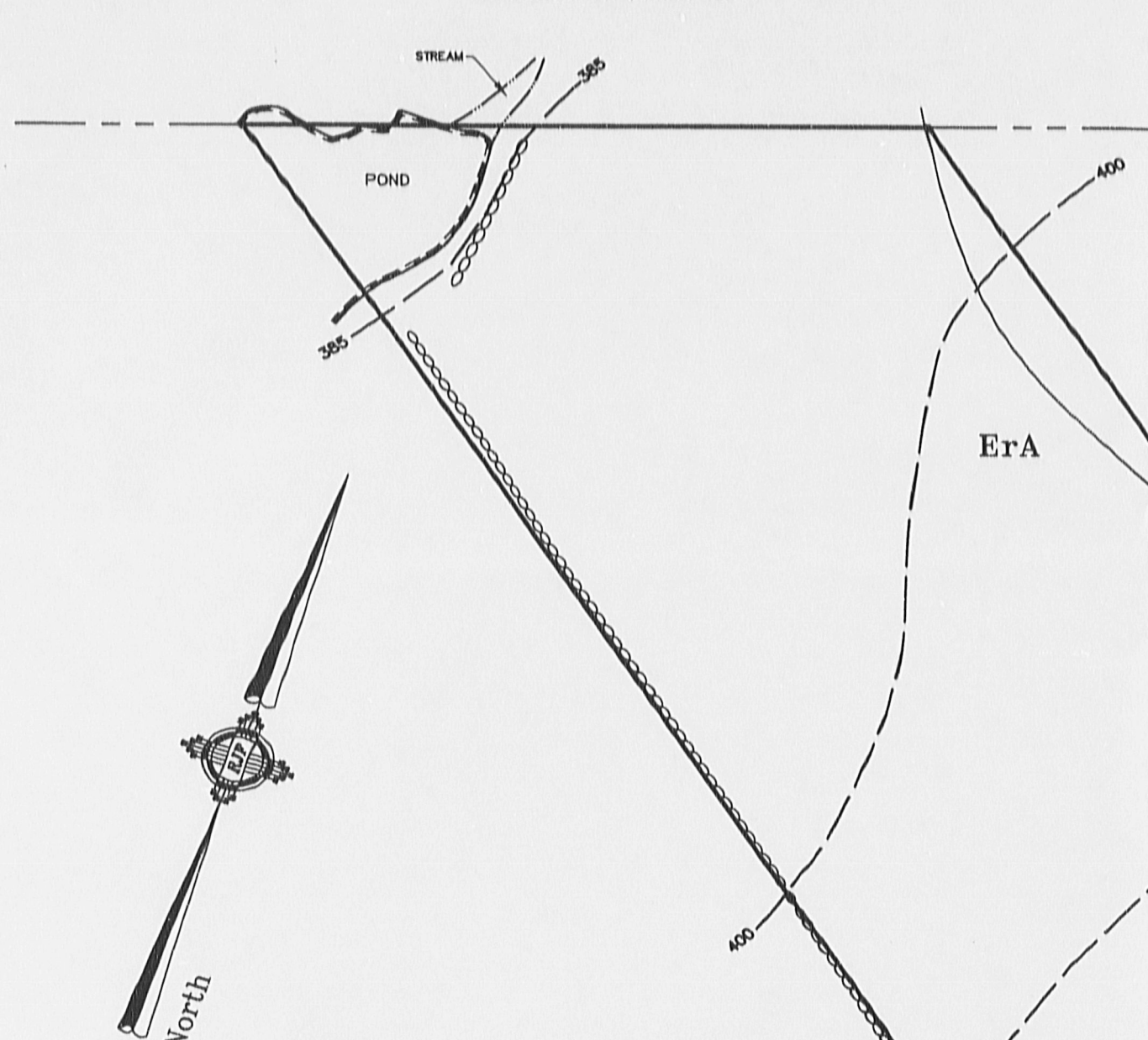
2. THE OPERATOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS REPORTS IN A SITE LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY UPON REQUEST. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE OPERATOR SHALL CERTIFY IN THE SITE LOG BOOK THAT THE STORMWATER POLLUTION PREVENTION PLAN MEETS ALL THE FEDERAL, STATE AND LOCAL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

3. THE OPERATOR SHALL POST AT THE SITE, IN A PUBLICLY ACCESSIBLE LOCATION, A SUMMARY OF THE SITE INSPECTION ACTIVITIES ON A MONTHLY BASIS.
4. PRIOR TO FILING OF THE NOTICE OF TERMINATION OR THE END OF PERMIT TERM, THE OPERATOR SHALL HAVE THE QUALIFIED PROFESSIONAL PERFORM A FINAL SITE INSPECTION. THE QUALIFIED PROFESSIONAL SHALL CERTIFY THAT THE SITE HAS UNDERGONE FINAL STABILIZATION USING EITHER VEGETATIVE OR STRUCTURAL STABILIZATION METHODS AND THE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (SUCH AS SILT FENCING) NOT NEEDED FOR LONG-TERM EROSION CONTROL HAVE BEEN REMOVED.
5. THE OPERATOR SHALL CERTIFY THAT THE REQUIREMENTS OF THIS PERMIT HAVE BEEN SATISFIED WITHIN 48 HOURS OF ACTUALLY MEETING SUCH REQUIREMENTS.

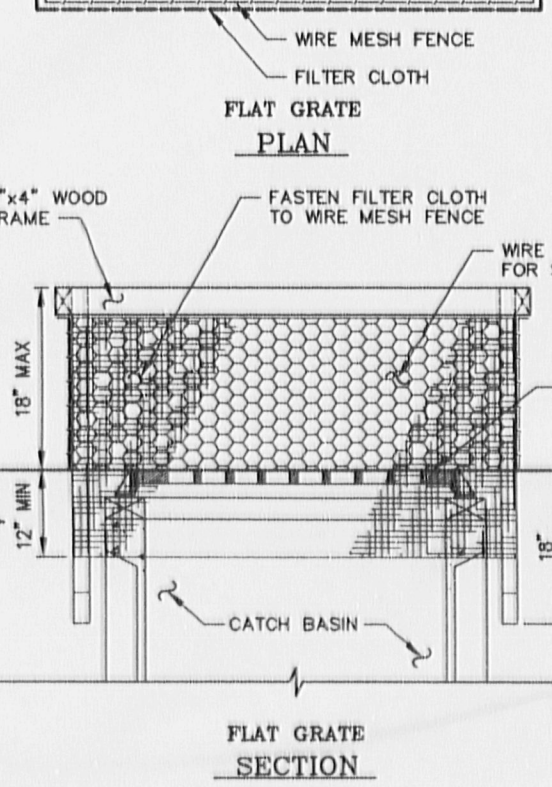
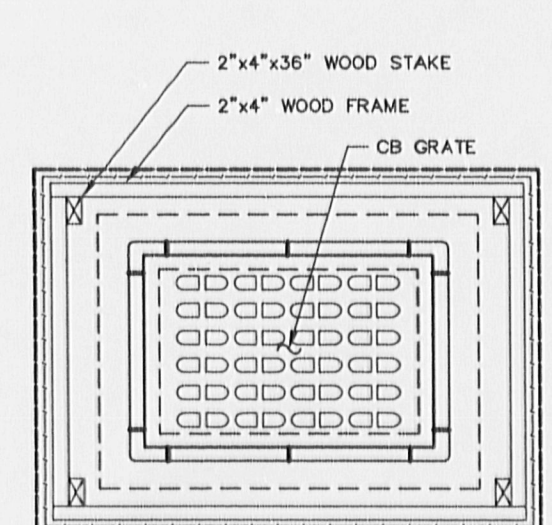
## STANDARD SPDES PERMIT CONDITIONS:

1. THE OPERATOR MUST COMPLY WITH ALL CONDITIONS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) PERMIT. ALL CONTRACTORS AND SUBCONTRACTORS ASSOCIATED WITH THE PROJECT MUST COMPLY WITH THE TERMS OF THE STORMWATER POLLUTION PREVENTION PLAN. ANY NONCOMPLIANCE OF THE SPDES PERMIT CONSTITUTES A VIOLATION OF THE CLEAN WATER ACT AND THE ENVIRONMENTAL CONSERVATION LAW AND IS GROUNDS FOR AN ENFORCEMENT ACTION AGAINST EITHER THE OPERATOR OR CONTRACTOR/SUBCONTRACTOR. PERMIT REVOCATION OR MODIFICATION, OR DENIAL OF A PERMIT RENEWAL APPLICATION, UPON FINDING A SIGNIFICANT NONCOMPLIANCE WITH THIS PERMIT OR THE APPLICABLE STORMWATER POLLUTION PREVENTION PLAN, THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION MAY ORDER AN IMMEDIATE STOP TO ALL CONSTRUCTION ACTIVITY AT THE SITE UNTIL THE NONCOMPLIANCE IS REMEDIED. THE STOP WORK ORDER SHALL BE IN WRITING, SHALL DESCRIBE THE NONCOMPLIANCE IN DETAIL, AND SHALL BE SENT TO THE OPERATOR OR THE OPERATIONS ON-SITE REPRESENTATIVE.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES THE OPERATOR SHOULD BECOME AWARE OF ALL REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM. GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, PERMIT NUMBER GP-02-01. THE REQUIREMENTS OF THIS PERMIT CAN BE FOUND AT THE NYS DEC WEB SITE, URL: [HTTP://WWW.DEC.STATE.NY.US](http://www.dec.state.ny.us)

REPORTED OWNER:  
PENW LINES LLC  
TAX MAP # 56-1-39-1  
DEED LIBER: 5119, PAGE: 132



REPORTED OWNER:  
LEGACY PROPERTIES  
TAX MAP # 56-1-37  
DEED LIBER: 5345, PAGE: 328



- NOTES:
1. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
  2. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT A MINIMUM LENGTH OF 3 FEET.
  3. SPACE STAKES EVENLY AROUND INLET A MAXIMUM OF 3 FEET APART AND DRIVE A MINIMUM OF 18" DEEP. SPACES GREATER THAN 3 FEET SHALL BE BRIDGED WITH THE USE OF WIRE MESH FENCE BEHIND THE FILTER FABRIC FOR SUPPORT.
  4. FABRIC SHALL BE EMBEDDED 1'-0" MIN BELOW GRADE. FILTER FABRIC SHALL BE FASTENED TO THE STAKES AND FRAME AND/OR WIRE MESH FENCE WHEN APPLICABLE.
  5. A 2"x4" WOOD FRAME SHALL BE CONSTRUCTED AROUND THE CREST OF THE FILTER FABRIC FOR OVERFLOW STABILITY.

## SPECIFICATIONS:

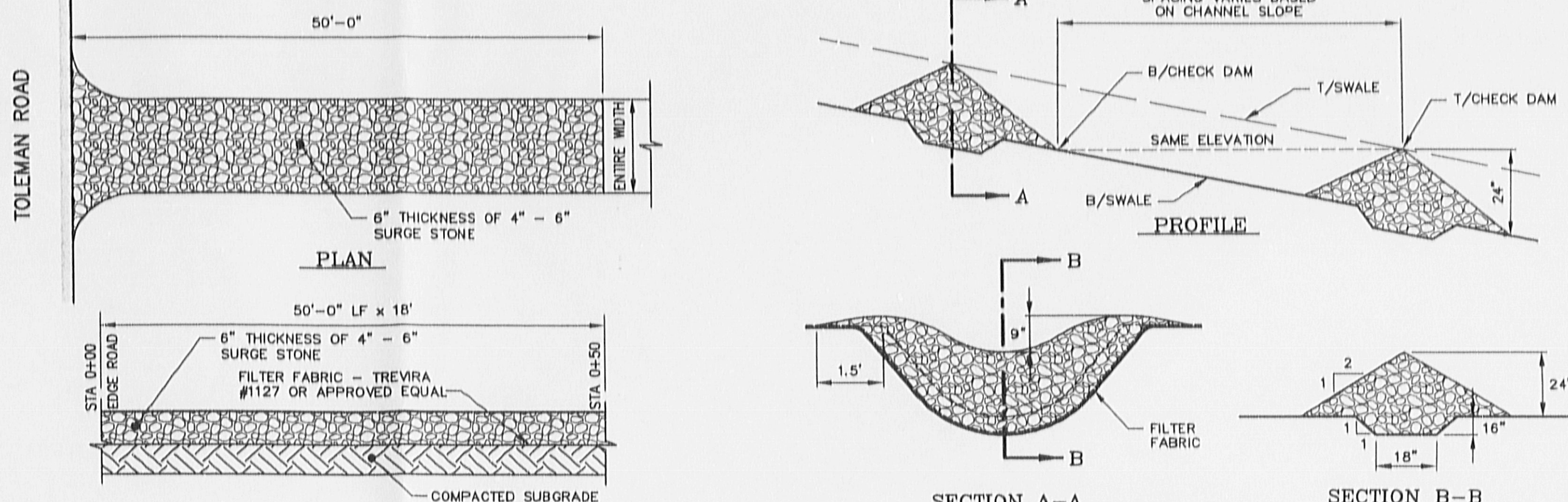
-FENCE: 14 1/2" GAUGE WIRE MESH, 6" MAX OPENING  
-FILTER CLOTH: FILTER FABRIC 100% STABILINKA T140N OR APPROVED EQUAL

## INLET PROTECTION DETAIL

(NOT TO SCALE)

## LEGEND:

- 0-0- 2' CONTOUR LINE
- 10- 10' CONTOUR LINE
- - - - - PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- - - - - EXIST PAVEMENT
- - - - - OVERHEAD UTILITY WIRES
- - - - - STONEWALL
- - - - - EXIST STRUCTURE
- - - - - EXIST UTILITY POLE
- - - - - WELL
- - - - - IRON ROD FOUND
- - - - - IRON PIPE FOUND
- - - - - IRON ROD TO BE SET
- - - - - PROPOSED WOODS DB-20 DISTRIBUTION BOX
- - - - - PROPOSED WOODS DBB-DB
- - - - - PROPOSED SEPTIC TANK
- - - - - PROPOSED DRAIN CHAMBER
- - - - - 2' CONTOUR LINE
- - - - - 10' CONTOUR LINE
- - - - - PROPOSED SILT FENCE
- - - - - PROPOSED STONE CHECK DAM
- - - - - PROPOSED LIMITS OF DISTURBANCE

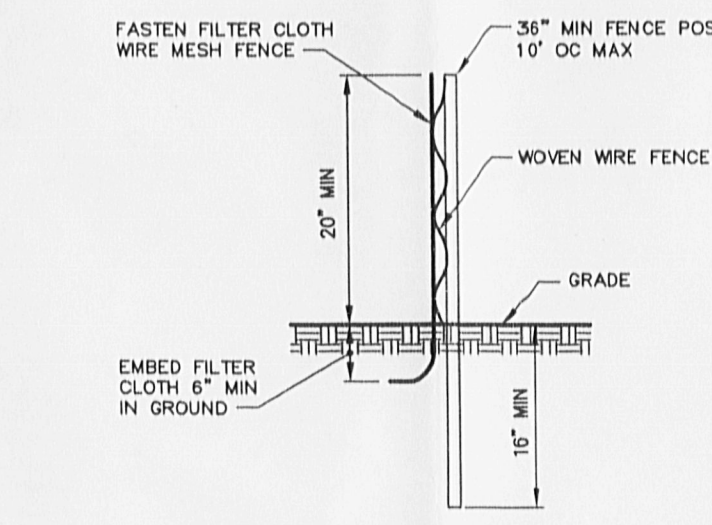


## NOTES:

1. ENTRANCE SHALL BE MAINTAINED AS CONDITIONS DEMAND TO PREVENT TRACKING OF SEDIMENT INTO PUBLIC RIGHTS OF WAY.
2. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
3. A CRUSHED STONE, VEHICLE WHEEL CLEANING BLANKET WILL BE INSTALLED WHENEVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY. SAID BLANKET WILL BE COMPOSED OF 6" DEPTH OF 4"-6" SURGE STONE, WILL BE AT LEAST 50' IN LENGTH AND SHOULD BE PLACED ON COMPACTED SUBGRADE.
4. ALL DRIVEWAYS MUST BE STABILIZED WITH 1"-1 1/2" CRUSHED STONE OR SUBBASE DURING CONSTRUCTION.
5. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
6. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH CRUSHED STONE OR MATERIAL FILTER.
7. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE DISCHARGE POINTS BECOME OPERATIONAL.

## STABILIZED CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)



## NOTES:

1. WOMEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOMEN WIRE FENCE WITH THESE SPACES EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

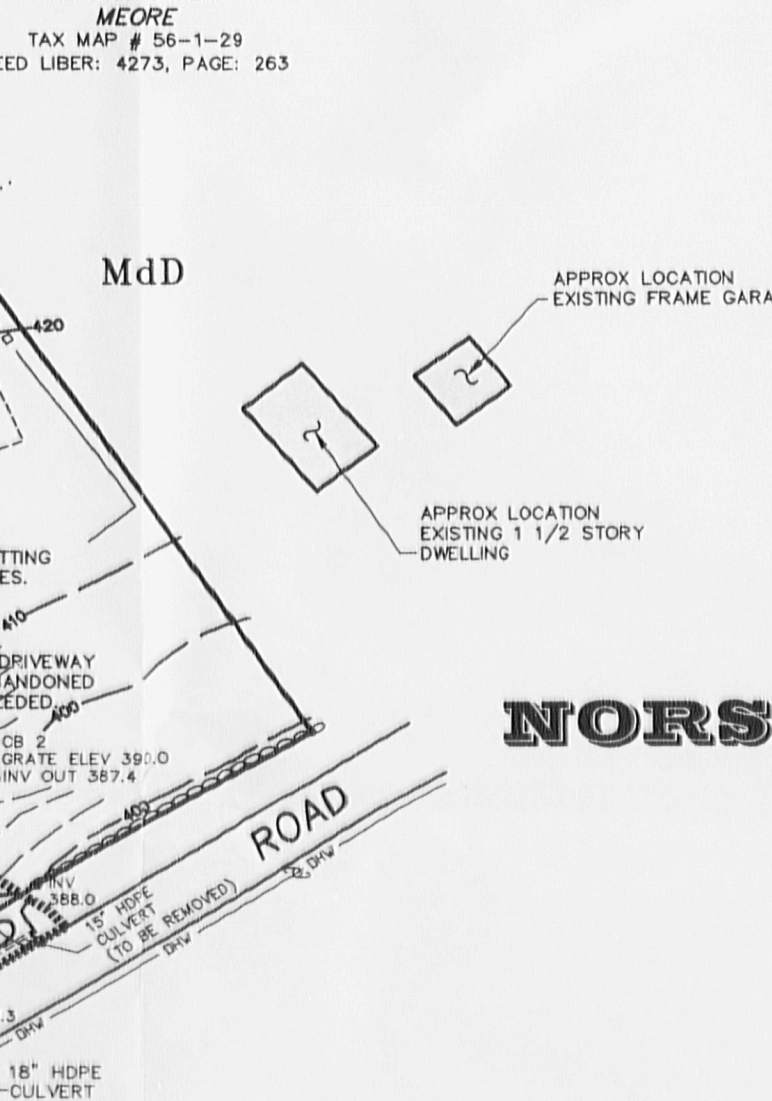
## SPECIFICATIONS:

- POSTS: TYPE "T" OR "U" STEEL POST OR 2" HARDWOOD
- FENCE: 14 1/2" GAUGE WIRE MESH, 6" MAX OPENING
- FILTER CLOTH: FILTER FABRIC 100% STABILINKA T140N OR APPROVED EQUAL
- PREFABRICATED UNITS: SCOPAF EQUIVALENT OR APPROVED EQUAL

## SILT FENCE DETAIL

(NOT TO SCALE)

REPORTED OWNER:  
MEORE  
TAX MAP # 56-1-29  
DEED LIBER: 4273, PAGE: 263



NOTE:  
THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE SURVEYOR'S AND/OR ENGINEER'S SIGNATURE AND SEAL WHERE APPLICABLE AND SHEETS 1 THROUGH 3 OF 3.

## SPDES CERTIFICATION:

I CERTIFY UNDER PENALTY OF THE LAW THAT THIS STORMWATER POLLUTION PREVENTION PLAN AND ANY ACCOMPANYING ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THE QUALIFIED PERSONNEL PREPARED, PREPARED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE SUBMITTER, I AM AWARE THAT THE INFORMATION SUBMITTED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT FALSE STATEMENTS MADE HEREIN ARE CONSIDERED AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

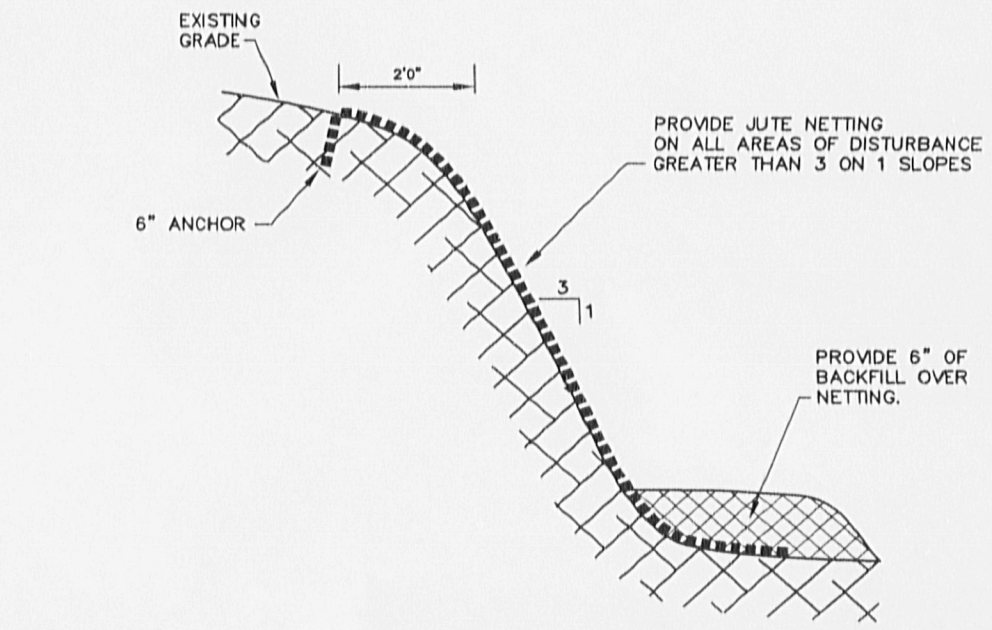
PERMITTEE OR AUTHORIZED DELEGATE OF PERMITTEE

## CONSTRUCTION SPECIFICATION NOTES:

1. THIS CHECK DAM SHALL BE USED AS A TEMPORARY MEASURE TO LIMIT EROSION BY RESTRICTING THE VELOCITY OF FLOW OF THE CHANNEL.
2. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS AS SHOWN ON THE PLAN.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT THE WATER FROM CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LIMER AS APPROPRIATE.
5. ENSURE THAT THE CHANNEL APPURTENANCES SUCH AS OVERTURN ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOWAWAY FROM DISPLACED STONES.
6. THE CHECK DAMS SHOULD BE INSPECTED AFTER EACH RAINFALL EVENT. ALL DAMAGE SHALL BE CORRECTED IMMEDIATELY. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN CHECK DAMS, A LINE OF STONE OR OTHER SUITABLE MATERIAL SHALL BE INSTALLED IN THAT PORTION OF THE CHANNEL.
7. REMOVED SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAMS. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION PROPERTIES OF THE STRUCTURE.
8. USE GRADE STONE 2 TO 9 INCHES IN SIZE (4VS DOT LIGHT STONE FILL MEETS THESE REQUIREMENTS).
9. SET SPACING OF STONE CHECK DAMS AT ASSUME THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.

## STONE CHECK DAM

(NOT TO SCALE)



## STABILIZATION NET SPECIFICATIONS:

1. STABILIZATION NET SHALL BE PROVIDED FOR ALL SIDE SLOPES EXCEEDING 3:1 HORIZONTAL ON 1 FOOT VERTICAL AND SHALL BE INSTALLED AT THE LOCATION SPECIFIED ON THE PLAN.
2. STABILIZATION NETTING SHALL BE JUTE NET BY EMERALD SEED & SUPPLY, OR 800-MESH60 NETTING BY ROADKNA, OR AN APPROVED EQUIVALENT.
3. NETTING SHALL FULLY BIODEGRADABLE IN 2 TO 3 YEARS.
4. NETTING SHALL BE FREE OF CLODS AND STONES AND SHALL NOT BE OVER COMPACTED.
5. SEED, FERTILIZER AND MULCH SHALL BE APPLIED PRIOR TO NETTING.
6. NETTING SHALL BE SECURED AT THE TOP OF SLOPES BY ANCHORING A MINIMUM OF 6' OF NETTING IN AN ANCHOR TRENCH AND BACKFILLED AT THE TOP OF SLOPE.
7. NETTING SHALL BE SECURED ON SLOPE EVERY 5 FEET HORIZONTALLY AND VERTICALLY BY EMBEDDING EMBEDDED STAPLES NO. 11 GAGE WITH A MINIMUM LENGTH OF 9" THROUGH NETTING AND INTO SOIL.
8. NETTING SEAMS SHALL BE OVERLAPPED AT LEAST 3'.

## JUTE NETTING

(NOT TO SCALE)

## Lot Line Change of Property for GONCLAVES & NORSEWOOD PROPERTIES

Town of New Windsor  
Orange County, New York

Scale: 1" = 60'

January 12, 2006

Revised: February 7, 2006  
Revised: February 27, 2006  
Revised: April 10, 2006

RESERVED FOR THE TOWN OF NEW WINDSOR

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

SEP 14 2006



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FILE NO - 06-8856

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John V. Nosek P.E., N.Y.S. Lic. P.E. No. C69497  
Vice President

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